

SNAPSHOT of HOME Program Performance--As of 12/31/10 **Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	29		
% of Funds Committed	96.68 %	99.00 %	25	96.48 %	50	53	
% of Funds Disbursed	93.50 %	94.28 %	18	89.00 %	69	71	
Leveraging Ratio for Rental Activities	56.49	5.05	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.44 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	68.37 %	69.74 %	19	70.99 %	32	35	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	82.05 %	1	81.75 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	36.39 %	29	45.84 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.52 %	1	96.12 %	100	100	
Overall Ranking:				In State:	19 / 29	Nationally:	46 44
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$62,500	\$19,846		\$27,889	4 Units	1.60 %	
Homebuyer Unit	\$16,930	\$16,406		\$15,632	247 Units	98.40 %	
Homeowner-Rehab Unit	\$0	\$16,174		\$21,037	0 Units	0.00 %	
TBRA Unit	\$0	\$5,774		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$143,729	\$125,251	\$0
\$101,761	\$42,443	\$16,458
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.15

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	100.0	6.1	0.0	0.0
Black/African American:	0.0	87.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	2.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	100.0	25.5	0.0	0.0
2 Persons:	0.0	30.4	0.0	0.0
3 Persons:	0.0	20.6	0.0	0.0
4 Persons:	0.0	11.7	0.0	0.0
5 Persons:	0.0	7.3	0.0	0.0
6 Persons:	0.0	2.4	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	1.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	27.9	0.0	0.0
Elderly:	100.0	1.6	0.0	0.0
Related/Single Parent:	0.0	51.8	0.0	0.0
Related/Two Parent:	0.0	17.0	0.0	0.0
Other:	0.0	1.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester State: PA Group Rank: 46
 (Percentile)
 State Rank: 19 / 29 PJs Overall Rank: 44
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	68.37	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.84	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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